

Dollar Creek Crossing—Development Scenarios

As presented in the January 8, 2020 Community Meeting PowerPoint Presentation

New Potential Development Options - Community Feedback

(Slide 10)

Comments:

Option 1 (original)

- Unit total
- Unit types
- Building density
- Scenic character/open space
- Emergency evacuation
- Missing middle housing
- Landscape buffers
- Parking area/amount
- Building placement



Response:

Options 2 & 3 (new)

- Decreased overall unit total
- Varied unit types to allow for a more varied project design
- Building coverage/density is reduced
- Increased open space for recreation, snow storage, scenic character
- Better emergency access
- Maintains single-family residential/opportunities for missing middle housing
- Increased building setbacks
- Increased parking on the site
- Buildings placed closer to the center of the overall site



New Potential Development Options - Differences

(Slide 11)

Option 1 (original)

- Internal roadway that follows the perimeter boundary of the site
- Building footprint locations align with the perimeter boundary of the site
- Building spacing is in a regular pattern evenly spaced around site
- Code compliant building setbacks, typical
- Two residential building types:
 - 2-story single-family
 - 3-story max. multi-family
- North Lake Blvd. primary vehicle access with Fabian Way as secondary vehicle access
- Central site location for community use/flex building



Options 2 & 3 (new)

- Internal roadways that follow building footprint placement and not based on perimeter of the site
- Building footprint locations pulled to the center of the site and away from edges
- Building spacing is in an irregular pattern based on central site location
- Increased building setbacks in select locations
- Three residential building types:
 - 2-story single-family
 - 3-story max. multi-family
 - 2-story/4-unit multi-family
- North Lake Blvd. primary vehicle access with Fabian Way (Option 2) and Village Drive (Option 3) locations
- Community use/flex building located at edge of site along North Lake Blvd.

Development Option 1 (original)

UNITS

Multi-family

92 – 1 Bedroom units	(92 spaces required - 1 per unit)
48 – 2 Bedroom units	(96 spaces required - 2 per unit)
50 – 3 Bedroom units	(125 spaces required - 2.5 per unit)

Single-family

14 - 2/3 Bedroom units	(28 spaces required - 2 per unit)
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204 TOTAL UNITS

PARKING

300 TOTAL SPACES (341 required)

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Development Option 2 (new)

UNITS	PARKING
Multi-family	
30 - Studio units	(30 spaces required - 1 per unit)
30 - 1 Bedroom units	(30 spaces required - 1 per unit)
60 - 2 Bedroom units	(120 spaces required - 2 per unit)
42 - 3 Bedroom units	(105 spaces required - 2.5 per unit)
Single-family	
12 - 2/3 Bedroom units	(24 spaces required - 2 per unit)
174 TOTAL UNITS	323 TOTAL SPACES (309 required)

SITE COVERAGE	AREA	PERCENTAGE
Total:	495,458 sf	100%
Residential:	70,740 sf	14%
Com./Flex:	5,000 sf	1%
Parking/Drives:	114,000 sf	23%
Walks/Paving:	11,400 sf	2%
Open Space:	294,318 sf	60%

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Development Option 3 (new)

UNITS	PARKING
Multi-family	
30 - Studio units	(30 spaces required - 1 per unit)
30 - 1 Bedroom units	(30 spaces required - 1 per unit)
60 - 2 Bedroom units	(120 spaces required - 2 per unit)
42 - 3 Bedroom units	(105 spaces required - 2.5 per unit)
Single-family	
12 - 2/3 Bedroom units	(24 spaces required - 2 per unit)
174 TOTAL UNITS	344 TOTAL SPACES (309 required)

SITE COVERAGE	AREA	PERCENTAGE
Total:	495,458 sf	100%
Residential:	70,740 sf	14%
Com./Flex:	12,500 sf	2%
Parking/Drives:	132,000 sf	27%
Walks/Paving:	13,200 sf	3%
Open Space:	267,018 sf	54%

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